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NEW JERSEY

Residential Building Permits

1984 SUMMARY

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DEPARTMENT OF LABOR
DIVISION OF PLANNING & RESEARCH
OFFICE OF DEMOGRAPHIC & ECONOMIC ANALYSIS
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NEW JERSEY
RESIDENTIAL BUILDING PERMITS

1984 Annual Summary

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SECTION I

New Jersey Residential Building Permits

NEW JERSEY RESIDENTIAL BUILDING PERMITS

1984 SUMMARY

This report summarizes residential building permit statistics for New Jersey covering the full year 1984. These tabulations are more complete than the sums of the monthly data previously published and regularly included in New Jersey Economic Indicators since they include information obtained after follow-up contacts with municipalities that did not originally report on a monthly basis. Further information on building permit statistics can be obtained by contacting Rickey Sanchez, Division of Planning and Research, telephone 609/292-0076.

INTRODUCTION

In 1984, almost 44,000 new residential units were authorized for construction in New Jersey. This represents the highest level since the boom period in the early 1970s. As in the 1982-1983 period, the state outpaced the nation in planned homebuilding from 1983 to 1984--19% versus 5%. And, with few exceptions, the expansion was reflected in New Jersey's counties.

The purpose of this report is to present tabulations from and an analysis of 1984 residential building permit data. While the data presented, in most cases, cover several years, the analysis will concentrate on the recent experience.

This report consists of several sections. Following a brief discussion of residential building permit activity during the 1980s nationwide and in New Jersey, detailed data specific to the state will be presented. These data consist of cost of residential construction and dwelling units authorized by type for the years 1960 to 1984 and monthly for 1984, average cost of residential construction by type for the years 1974 to 1984, dwelling units authorized for demolition for 1983 and 1984, dwelling units authorized by county for 1983 and 1984, cost of construction and dwelling units authorized by type by county for 1984, conversions by county and municipality for 1984, and dwelling units authorized by building permits by municipality for 1984.

NEW JERSEY VS. THE NATION

Overall residential building permit activity in New Jersey tends to mirror that of the nation. This is illustrated for the recent past (1980 to 1984) in Table 1. Reflecting the back-to-back recessions in the early 1980s, the number of dwelling units authorized by building permits issued dropped in 1980 and again in 1981 nationwide and in New Jersey. Some seeds of recovery began to develop during 1982. Although the rebound was

shaky at first, it picked up steam in the second half of the year, triggered by a decline in interest rates. From 1981 to 1982, both the United States and New Jersey had small increases in authorized dwelling units--less than 1%.

By 1983, planned homebuilding was clearly emerging from the doldrums, with building permits for new residential construction registering strong gains through much of the year. New Jersey began outpacing the nation; the 1982 to 1983 increase in the number of planned dwelling units for the state was 72% and the national average was 59%.

In the first half of 1984, it appeared that New Jersey was attaining approximately the same level of planned residential building as in 1983. However, as it turned out, the 1984 total number of units authorized in the state (43,925) was the largest since the 52,145 level of 1973. The 1984 total for the United States (1,691,000) was the highest since the 1978 level of 1,800,000.

TABLE 1
TOTAL DWELLING UNITS AUTHORIZED: 1980 TO 1984
UNITED STATES AND NEW JERSEY

	New Jersey[1]			United States[2] (Numbers in thousands)		
	Total Units Authorized	Change from Previous Year		Total Units Authorized	Change from Previous Year	
		Number	Percent		Number	Percent
1980	22,257	-12,651	-36.2	1,207.2	-354.8	-22.7
1981	21,293	-964	-4.3	997.7	-209.5	-17.4
1982	21,404	111	0.5	1,006.8	9.1	0.9
1983	36,791	15,387	71.9	1,605.2	598.4	59.4
1984	43,925	7,134	19.4	1,690.9	85.7	5.3

Sources: 1. Office of Demographic and Economic Analysis, Division of Planning and Research, New Jersey Department of Labor, New Jersey Residential Building Permits, Annual Summaries, 1980 through 1984.

2. Bureau of the Census, U.S. Department of Commerce, Housing Units Authorized by Building Permits and Public Contracts: Annual 1980 through 1984.

SINGLE VS. MULTI-FAMILY UNITS

Following national trends, during the mid-1960s through the early 1970s, the number of multi-family units authorized for construction in New Jersey nearly matched or exceeded the number of single-family units planned. Five-or-more family dwellings have historically exceeded all other types of multi-family configurations. As can be seen from Table 3, the peak years since 1960 of authorized multi-family building were 1964, when 35,000 five-or-more family units were authorized versus almost 28,000 single-family units, and 1972, when 30,000 five-or-more family units were authorized versus approximately the same number of single-family units.

Since 1974, however, there has been a considerable drop in the ratio of five-or-more family units to single-family units. At best only about as many such multi-family units were authorized as compared to single-family units in New Jersey. Nationally the ratio has dropped below 1:3 at times.

Prior to 1974, two-family units ranged from a peak of 3,684 in 1965 to 2,100 in 1970. But from 1974 onward, the number of two-family units surpassed the 2,000 mark only once--in 1978 (2,100). Three-or-four family units tend to represent the smallest proportion of total dwelling units authorized in any one year. Only six times in the past 23 years have more than 1,000 of these units been planned (1964, 1966, 1967, 1971, 1972, and 1973).

In terms of residential building permit activity, 1983 represented a rebound after four years of decline. The mix of housing types paralleled that of the recent past. Single-family homes, again the primary new housing component in New Jersey, accounted for 64% of the total of 36,800 new units authorized in 1983. At the national level, single-family homes, again the primary new housing component in New Jersey, accounted for 64% of the total of 36,800 new units authorized in 1983. At the national level, single-family homes represented 56% of the total. Single units authorized totalled 23,700 in 1983 compared to 13,400 in 1982. Apartment construction activity rose sharply in the state to 10,500 units in 1983, an increase of 61% compared to the total 6,550 units in 1982; similarly there was a 56% increase across the nation. Planned construction in the other residential categories all showed substantial increases in 1983: two-family homes by 53%, three-or-four family by 102%, and public housing units by 146%.

A continued emphasis on single-family construction was evidenced in 1984. In fact, 69% of all planned homebuilding were for single-family units. And while the number of permits issued for single-family units increased by 28% from 1983 to 1984 in New Jersey, multi-family units increased by less than 5%.

Table 4 shows the 1984 monthly statistics comparable to Table 3. In terms of total dwelling units, 1984 started very slow in comparison to both late 1983 levels (2,944 for December and 2,480 for November) and the remainder of 1984. Although more than half of the months in 1984 did not exceed the corresponding months' levels in 1983, tabulations of building permit reports unidentifiable by month more than compensated for the apparent lagging activity.

RESIDENTIAL CONSTRUCTION COSTS

Spending on new housing and additions to existing dwellings reached an all-time high of $2.7 billion in 1984. This represented an increase of 18.6% over the 1983 level of $2.3 billion. The estimated cost of new construction increased from $1.8 billion in 1983 to $2.3 billion in 1984, or by 23.8%. Expenditures on additions and alterations to existing structures were valued at $404 million in 1984, down from the all-time high in 1983 of $420 million.

From examination of the data in Table 3, it can be shown that from 1960 to 1973, the estimated total costs for additions and alterations never exceeded 15% of total expenditures. However, during the 1974-1975 recessionary period, costs for additions and alterations represented approximately 23% of total costs. Between the recessions of the mid-1970s and 1980, this percentage dropped as low as 16%, but rose to 25% in 1980, 1981, and 1982. It was not until 1984 that only 15% of all costs were for additions and alterations.

Estimated average construction costs for single-family and five-or-more family units from 1974 to 1984 are shown in Table 5. Although the 1984 average cost of construction for a single-family home surpassed all other years at $58,700, it represented only a 3.3% increase over 1983. The average cost of construction for five-or-more family units, on the other hand, dropped from $37,700 in 1983 to $34,400 in 1984, the same level as in 1982.

DEMOLITIONS

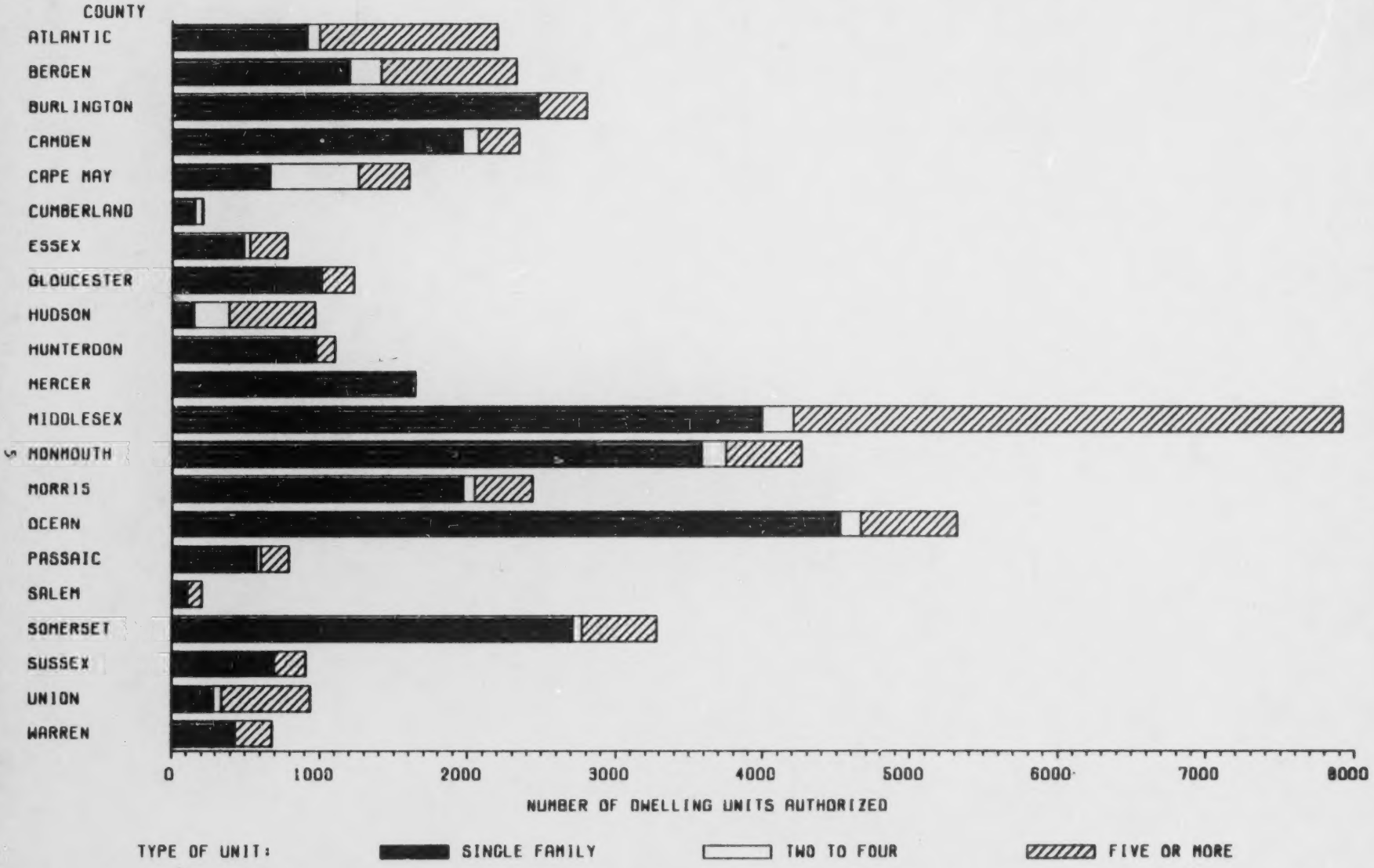
Almost 28% fewer dwelling units were authorized for demolition in 1984 than in 1983. In 1984, 2,501 units were planned to be demolished and 1,165 of these were single-family homes. Half as many five-or-more family units were authorized to be demolished in 1984 (561) as in 1983 (1,163). These data are shown in Table 6.

Total planned residential demolitions for New Jersey's 21 counties are shown in Table 9, while these data for municipalities are provided in Table 9. Essex County ranked first in 1984 demolitions as it did in 1983--507 and 999, respectively. Within Essex County four-fifths of all authorized demolitions were in Newark. Passaic County ranked second with 289 planned demolitions, of which 249 were in Paterson. Ranking third was Atlantic County at 252 dwelling units authorized for demolition and 161 were in Atlantic City.

PLANNED HOMEBUILDING BY COUNTY

All but three of the 21 counties in New Jersey experienced increased planned homebuilding from 1983 to 1984. As shown in Table 7, Middlesex County ranked first in total dwelling units authorized as it did in 1983. Ocean County ranked second in 1984, but the increase was not as substantial as Middlesex County's (8.5% vs. 18.1%). Somerset County, on the other hand, exhibited the largest increase from 1983 in absolute terms--an additional 1,414 residential units were planned in 1984.

DWELLING UNITS AUTHORIZED, BY TYPE, IN 1984



NOTE: See Table 8, "Residential Construction Authorized by Building Permits, New Jersey Counties," on page 15.

Even the older more densely settled counties of Essex, Hudson, and Union had small increases in total dwelling units authorized. Atlantic, Camden, and Cumberland counties, however, each had fewer planned units in 1984 than in 1983.

In terms of single-family units vs. multi-family units, in nine counties, 80% or more of all planned units were for single-family units. These counties tended to be more suburban in nature than others, e.g., Burlington (88%) in the southwest, Monmouth (84%) in central New Jersey, and Morris (81%) in the north. (See Table 7.)

Several counties had fairly high proportions of two-, three-, and four-family units. These included Cape May (37%), Cumberland (24%), and Hudson (25%). In Cape May County, over half of the total 598 two-, three-, and four-family units were issued for Ocean City, and about one-sixth in Sea Isle City. In Cumberland County, all 50 were in Bridgeton City. In Hudson County, the majority of such units were in Jersey City (76), Harrison (64), and Hoboken (44). (Municipality data are provided in Table 10.)

Three counties--Atlantic, Hudson, and Union--had in excess of 50% of all planned homebuilding accounted for by five-or-more family units. In Atlantic County, Absecon accounted for over one-third of these and the remainder were primarily from Pleasantville, Hamilton, and Galloway. Public housing comprised 200 of Hudson County's total of 574. These are planned to be evenly split between Secaucus and Weehawken. Also in Hudson County, Jersey City is planning 158 five-or-more units (all private development). Of Union County's almost 600 five-or-more family units authorized for construction, 125 are public and in Summit. Additionally, Scotch Plains, Linden, and Springfield authorized over 125 units for such construction (all private).

CONVERSIONS BY COUNTY AND MUNICIPALITY

The survey forms used to collect building permit information contain a section on conversions. The section has two parts: part one, a question about housing units created by converting a non-residential structure, e.g., an abandoned factory, into apartments or a store into housing units; and part two, a question about housing units removed by converting a single or multi-family unit to nonresidential or non-housekeeping use, e.g., offices, stores, hotels, etc.

Communities reporting gains (+) and losses (-) in housing for 1984 due to a conversion of property are shown on the following page.

Table 2
CONVERSIONS BY MUNICIPALITY: 1984

County	Municipality	Dwelling Units
Atlantic	Egg Harbor Twp.	- 1
	Egg Harbor City	+ 1
Bergen	Edgewater	- 1
	Fort Lee	- 1
	Springfield Twp.	+ 1
Burlington	Burlington Twp.	+ 1
	Moorestown Twp.	+ 7
	Mount Holly Twp.	+ 29
Cape May	Ocean City	- 1
Essex	Orange	- 2
Hudson	Hoboken	+ 142
	Jersey City	+ 3
	Secaucus	+ 75
Hunterdon	Lebanon Twp.	+ 1
	Union Twp.	+ 1
Mercer	Pennington	+ 2
Middlesex	Edison Twp.	- 1
	South Plainfield	+ 2
Morris	Boonton	+ 4
	Florham Park	- 1
	Montville Twp.	- 1
	Morristown	+ 29
Ocean	Jackson Twp.	+ 1
	Lavallette	+ 1
	Stafford Twp.	+ 1
Passaic	Paterson	+ 2
	West Paterson	- 1
Salem	Salem	+ 4
Somerset	Bernardsville	- 2
	Bernards Twp.	- 1
	Manville	+ 16
	Montgomery Twp.	+ 1
Sussex	Wantage Twp.	- 1
Union	Berkeley Heights Twp.	+ 2
	Summit	- 2
	Westfield	+ 14
Warren	Washington	- 1

SECTION II

Dwelling Units Authorized by Building Permits

Statistical Section

TABLE 3
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY: 1960-1984

Year	Number of Municipalities Reporting*	COST OF RESIDENTIAL CONSTRUCTION			DWELLING UNITS AUTHORIZED					
						Private				
		Total ($000's)	New Buildings ($000's)	Additions & Alterations ($000's)	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public
1960	567	558,591	497,534	61,057	41,166	30,690	2,570	599	6,244	1,063
1961	567	622,482	553,029	69,453	46,963	29,555	2,784	733	10,525	3,366
1962	567	618,663	549,825	68,838	46,655	29,025	2,638	790	13,708	494
1963	567	681,597	608,660	72,937	54,488	28,685	3,036	891	21,191	685
1964	567	778,540	704,809	73,731	68,078	27,673	2,889	1,014	35,284	1,218
1965	567	804,151	727,586	76,565	64,933	30,675	3,684	822	28,040	1,712
1966	567	665,653	588,874	76,779	50,163	23,868	2,830	1,883	19,258	2,324
1967	563	652,963	572,646	80,317	46,958	24,380	2,338	1,092	17,412	1,736
1968	563	680,816	597,980	82,836	43,661	23,781	2,586	705	14,040	2,549
1969	559	661,820	562,616	99,204	37,887	21,030	2,814	787	12,854	402
1970	561	702,116	599,034	103,082	39,897	19,571	2,102	713	16,789	722
1971	559	990,471	876,144	114,327	58,040	28,424	2,912	1,098	24,589	1,017
1972	561	1,200,400	1,062,430	137,970	65,539	29,602	3,648	1,383	30,309	597
1973	560	1,187,837	1,030,506	157,331	52,145	27,851	2,322	1,138	20,376	458
1974	557	764,704	588,291	176,413	25,878	14,994	1,344	336	8,695	509
1975	553	751,581	574,101	177,480	23,215	15,720	1,220	502	5,523	250
1976	562	1,033,733	832,433	201,300	32,528	20,551	1,974	521	8,644	838
1977	561	1,206,053	998,931	207,122	34,887	23,689	1,808	459	8,220	711
1978	560	1,503,974	1,262,831	241,143	39,058	27,672	2,142	617	7,583	1,044
1979	564	1,575,051	1,274,353	300,698	34,908	22,759	1,906	618	8,845	780
1980	564	1,354,770	1,010,084	344,686	22,257	14,663	1,594	316	5,137	547
1981	563	1,367,786	1,022,130	345,656	21,293	12,479	1,380	383	6,528	523
1982	564	1,322,698	1,003,694	319,004	21,404	13,390	916	339	6,556	203
1983	562	2,257,908	1,837,655	420,253	36,791	23,674	1,404	685	10,529	499
1984	564	2,678,872	2,274,406	404,466	43,925	30,401	1,622	501	10,937	464

NOTE: *Although every effort is made to assure completeness of these data, occasionally some municipalities fail to report.

TABLE 4
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY, BY MONTH: 1984 ANNUAL SUMMARY

Month	COST OF RESIDENTIAL CONSTRUCTION			DWELLING UNITS AUTHORIZED					
					Private				
	Total ($000's)	New Buildings ($000's)	Additions & Alterations ($000's)	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public
January	96,720	80,086	16,634	1,322	827	100	21	374	0
Febraury	98,018	79,364	18,654	1,607	1,005	170	11	421	0
March	147,679	121,705	25,974	2,278	1,605	142	76	455	0
April	152,932	120,026	32,906	1,998	1,610	110	12	266	0
May	248,543	214,342	34,201	3,964	2,056	84	30	1,533	261
June	212,679	170,196	42,483	2,983	2,267	152	31	433	100
July	173,353	138,274	35,079	2,935	2,207	80	46	602	0
August	194,314	164,105	30,209	2,907	2,288	74	36	509	0
September	176,423	145,223	31,200	2,744	2,060	94	32	558	0
October	188,634	159,522	29,112	2,838	2,165	166	29	478	0
November	224,858	196,628	28,230	4,263	2,238	98	27	1,900	0
December	169,115	136,613	32,952	2,443	1,760	112	50	520	1
Sub-Total	2,083,268	1,725,634	357,634	32,282	22,088	1,382	401	8,049	362
*Undistributed	595,604	548,772	46,832	11,643	8,313	240	100	2,888	102
Total	2,678,872	2,274,406	404,466	43,925	30,401	1,622	501	10,937	464

NOTE: * Information received too late for tabulation on a monthly basis.

TABLE 5
ANNUAL AVERAGE CONSTRUCTION COSTS OF DWELLING UNITS AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY: 1974-1984

Year	Single Family $ Cost Per Unit	Single Family Percent Change	5-or-More Family $ Cost Per Unit	5-or-More Family Percent Change
1974	27,450		16,250	
1975	29,000	5.6	14,700	- 9.5
1976	30,800	6.2	16,050	9.2
1977	32,850	6.7	19,600	22.1
1978	36,300	10.5	23,450	19.6
1979	42,350	16.7	25,700	9.6
1980	51,600	21.8	34,600	34.6
1981	54,900	6.4	39,100	13.0
1982	54,000	-1.6	34,400	-12.0
1983	56,800	5.2	37,700	9.6
1984	58,700	3.3	34,400	- 8.8
10-Year Average		8.1		8.7

Note: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of of inflation on building costs.

TABLE 6
DWELLING UNITS AUTHORIZED FOR DEMOLITION NEW JERSEY: 1983-1984

Type of Dwelling	Number of Units 1983	Number of Units 1984	Change: 1983-1984 Number	Change: 1983-1984 Percent
Single-Family	1,070	1,165	95	8.9
Two-Family	630	436	-194	-30.8
Three or Four Family	600	339	-261	-43.5
Five or More Family	1,163	561	-602	-51.8
Total	3,463	2,501	-962	-27.8

TABLE 7
CHANGE IN DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1983-1984

Rank 1983	Rank 1984	County	Number of Units 1983	Number of Units 1984	Change: 1983-1984 Number	Change: 1983-1984 Percent
5	9	Atlantic	2,375	2,197	-178	-7.5
9	8	Bergen	1,790	2,328	538	30.1
7	5	Burlington	2,016	2,806	790	39.2
4	7	Camden	2,409	2,347	-62	-2.6
11	11	Cape May	1,247	1,599	352	28.2
20	20	Cumberland	257	212	-45	-17.5
18	18	Essex	446	777	331	74.2
12	12	Gloucester	1,083	1,230	147	13.6
14	14	Hudson	682	965	283	41.5
13	13	Hunterdon	818	1,101	283	34.6
10	10	Mercer	1,343	1,642	299	22.3
1	1	Middlesex	6,701	7,915	1,214	18.1
3	3	Monmouth	4,217	4,259	42	1.0
6	6	Morris	2,324	2,433	109	4.7
2	2	Ocean	4,897	5,315	418	8.5
15	17	Passaic	664	793	129	19.4
21	21	Salem	109	205	96	88.1
8	4	Somerset	1,864	3,278	1,414	75.9
16	16	Sussex	639	908	269	42.1
17	15	Union	562	933	371	66.0
19	19	Warren	348	682	334	96.0

TABLE 8
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1984 ANNUAL SUMMARY

County	COST OF RESIDENTIAL CONSTRUCTION			DWELLING UNITS AUTHORIZED					
					Private				
	Total ($000's)	New Buildings ($000's)	Additions & Alterations ($000's)	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public
New Jersey	2,678,872.1	2,274,406.0	404,466.1	43,925	30,401	1,622	501	10,937	464
Atlantic	119,568.2	98,755.2	20,813.0	2,197	911	74	12	1,200	0
Bergen	228,003.3	169,901.8	58,101.5	2,328	1,200	178	34	880	36
Burlington	137,639.1	109,061.7	28,577.4	2,806	2,475	0	0	331	0
Camden	113,283.6	102,239.3	11,044.3	2,347	1,956	94	21	276	0
Cape May	100,719.6	78,703.6	22,016.0	1,599	659	532	66	242	100
Cumberland	14,887.1	11,334.0	3,553.1	212	156	50	0	5	1
Essex	85,285.6	57,248.6	28,037.0	777	485	8	35	249	0
Gloucester	55,960.6	49,240.8	6,719.8	1,230	1,000	4	8	218	0
Hudson	75,328.0	35,447.9	39,880.1	965	152	192	47	374	200
Hunterdon	76,050.2	70,979.2	5,071.0	1,101	954	0	16	131	0
Mercer	121,926.4	110,029.9	11,896.5	1,642	1,607	0	11	24	0
Middlesex	328,246.9	312,448.2	15,798.7	7,915	3,995	146	63	3,711	0
Monmouth	288,013.9	265,640.3	22,373.6	4,259	3,580	98	68	513	0
Morris	215,046.7	183,479.8	31,566.9	2,433	1,966	58	20	389	0
Ocean	299,498.9	262,454.1	37,044.8	5,315	4,523	86	51	655	0
Passaic	57,005.3	44,283.1	12,722.2	793	570	30	0	193	0
Salem	14,535.5	11,074.9	3,460.6	205	105	0	0	100	0
Somerset	185,692.0	173,557.9	12,134.1	3,278	2,710	22	39	507	0
Sussex	61,144.3	51,425.7	9,718.6	908	689	0	0	219	0
Union	60,976.8	41,208.9	19,767.9	933	283	48	6	469	127
Warren	40,060.1	35,891.1	4,169.0	682	425	2	4	251	0

TABLE 9
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR NEW JERSEY COUNTIES

	Dwelling Units Authorized					Residential Demolitions	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1983	1984
New Jersey	43,925*	30,404*	1,622	501	11,398*	3,463	2,501
Atlantic	2,197	911	74	12	1,200	348	252
Bergen	2,328*	1,200	178	34	916*	175	203
Burlington	2,806	2,475	0	0	331	47	39
Camden	2,347	1,956	94	21	276	221	181
Cape May	1,599*	659	532	66	342*	98	188
Cumberland	212*	157*	50	0	5	74	28
Essex	777	485	8	35	249	999	507
Gloucester	1,230	1,000	4	8	218	49	43
Hudson	965*	152	192	47	574*	498	186
Hunterdon	1,101	954	0	16	131	2	3
Mercer	1,642	1,607	0	11	24	98	77
Middlesex	7,915	3,995	146	63	3,711	63	63
Monmouth	4,259	3,580	98	68	513	135	85
Morris	2,433	1,966	58	20	389	47	61
Ocean	5,315	4,523	86	51	655	110	124
Passaic	793	570	30	0	193	287	289
Salem	205	105	0	0	100	29	19
Somerset	3,278	2,710	22	39	507	20	45
Sussex	908	689	0	0	219	19	18
Union	933*	285*	48	6	594*	137	79
Warren	682	425	2	4	251	7	11

NOTE: * Includes Public Housing Units. Statewide in 1984 there were 3 single family and 461 five or more family units. For details see Municipal listings of these specific counties on the following pages.

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN ATLANTIC COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Absecon City	35	35			1	0
Atlantic City	492	2		490	303	161
Brigantine City	301	207	70	24	1	7
Buena Boro	11	11			1	0
Buena Vista Twp.	5	5			2	2
Corbin City	2	2			0	0
Egg Harbor Twp.	223	147	4	72	5	10
Egg Harbor City	6	6			0	8
Estell Manor City	10	10			0	4
Folsom Boro	3	3			0	0
Galloway Twp.	326	156		170	1	3
Hamilton Twp.	281	101		180	8	10
Hammonton Town	32	30	2		2	5
Linwood City	26	26			0	0
Longport Boro	12	12			2	1
Margate City	25	17	8		12	6
Mullica Twp.	16	16			1	4
Northfield City	28	28			0	0
Pleasantville City	256	20		236	7	7
Port Republic City	5	5			0	2
Somers Point City	75	47		28	0	9
Ventnor City	18	18			2	12
Weymouth Twp.	9	7	2		0	1
Total	2,197	911	86	1,200	348	252

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN BERGEN COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Allendale Boro	13	13			0	0
Alpine Boro	29	29			14	2
Bergenfield Boro	5	5			3	0
Bogota Boro	1	1			0	1
Carlstadt Boro	24	8	16		3	2
Cliffside Park Boro	34	1	10	23	6	6
Closter Boro	25	25			0	0
Cresskill Boro	20	18	2		2	1
Demarest Boro	8	8			0	0
Dumont Boro	0				0	0
East Rutherford Boro	69	35	22	12	0	1
Edgewater Boro	13	11	2		4	5
Elmwood Park Boro	30		30		2	5
Emerson Boro	3	3			0	0
Englewood City	19	19			4	0
Englewood Cliffs Boro	18	18			4	1
Fair Lawn Boro	60	60			1	7
Fairview Boro	17		4	13	3	2
Fort Lee Boro	26	10	16		14	17
Franklin Lakes Boro	66	66			1	3
Garfield City	0				0	0
Glen Rock Boro	2	2			0	0
Hackensack City	137	1	6	130	51	63
Harrington Park Boro	8	8			0	0
Hasbrouck Heights Boro	5	5			0	0
Haworth Boro	5	5			0	0
Hillsdale Boro	11	11			0	0
Ho-Ho-Kus Boro	1	1			0	0
Leonia Boro	58	58			0	9
Little Ferry Boro	444	2	10	432	9	9
Lodi Boro	27	20	7		1	0
Lyndhurst Twp.	17	1		16	8	4
Mahwah Twp.	276	173	4	99	0	4
Maywood Boro	0				2	0
Midland Park Boro	12	12			0	4
Montvale Boro	42	42			2	1
Moonachie Boro	9	9			0	0
New Milford Boro	20	20			1	0
North Arlington Boro	10	6	4		1	0
Northvale Boro	8	8			0	0
Norwood Boro	30	30			0	0
Oakland Boro	16	16			0	0

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN BERGEN COUNTY CON'T

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Old Tappan Boro	36	36			0	0
Oradell Boro	4	4			0	0
Palisades Park Boro	40		40		7	16
Paramus Boro	35	33	2		1	0
Park Ridge Boro	53*	14	3	36*	1	3
Ramsey Boro	39	39			2	3
Ridgefield Boro	20	20			0	0
Ridgefield Park Vil.	44	2	2	40	0	1
Ridgewood Vil.	23	23			8	8
River Edge Boro	9	9			3	0
River Vale Twp.	37	37			0	0
Rochelle Park Twp.	0				1	2
Rockleigh Boro	0				0	0
Rutherford Boro	45	3	6	36	3	0
Saddle Brook Twp.	41	6	6	29	3	2
Saddle River Boro	21	21			2	3
South Hackensack Twp.	7	1	6		0	0
Teaneck Twp.	12	10	2		0	3
Tenafly Boro	22	14		8	2	4
Teterboro Boro	0				0	0
Upper Saddle River Boro	14	14			0	1
Waldwick Boro	14	10	4		0	0
Wallington Boro	7	1	6		2	1
Washington Twp.	101	59		42	0	3
Westwood Boro	8	8			1	1
Woodcliff Lake Boro	18	18			3	0
Wood-Ridge Boro	18	16	2		0	4
Wyckoff Twp.	42	42			0	1
Total	2,328*	1,209	212	916*	175	203

NOTE: * Includes 36 five or more family Public Housing Units in Park Ridge.

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN BURLINGTON COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Bass River Twp.	8	8			0	1
Beverly City	0				0	0
Bordentown City	0				0	0
Bordentown Twp.	32	32			1	3
Burlington City	24	24			14	10
Burlington Twp.	8	8			3	0
Chesterfield Twp.	13	13			0	0
Cinnaminson Twp.	6	6			1	0
Delanco Twp.	1	1			1	0
Delran Twp.	8	8			0	0
Eastampton Twp.	2	2			0	1
Edgewater Park Twp.	7	7			1	0
Evesham Twp.	817	642		175	0	0
Fieldsboro Boro	0				0	0
Florence Twp.	58	58			0	0
Hainesport Twp.	12	12			2	1
Lumberton Twp.	6	6			1	0
Mansfield Twp.	56	56			0	0
Maple Shade Twp.	0				1	0
Medford Twp.	216	216			0	0
Medford Lakes Boro	2	2			0	0
Moorestown Twp.	86	86			0	0
Mount Holly Twp.	11	3		8	11	6
Mount Laurel Twp.	531	459		72	2	0
New Hanover Twp.	4	4			1	0
North Hanover Twp.	61	21		40	0	0
Palmyra Boro	112	112			0	0
Pemberton Boro	1	1			1	0
Pemberton Twp.	196	160		36	4	5
Riverside Twp.	4	4			0	0
Riverton Boro	0				0	0
Shamong Twp.	32	32			0	0
Southampton Twp.	52	52			0	0
Springfield Twp.	22	22			1	0
Tabernacle Twp.	33	33			0	4
Washington Twp.	4	4			1	2
Westampton Twp.	374	374			0	1
Willingboro Twp.	5	5			0	1
Woodland Twp.	2	2			0	0
Wrightstown Boro	0				1	4
Total	2,806	2,475		331	47	39

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN CAMDEN COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Audubon Boro	5	5			0	0
Audubon Park Boro	0				0	0
Barrington Boro	2	2			1	0
Bellmawr Boro	7	7			0	0
Berlin Boro	3	3			1	0
Berlin Twp.	13	13			0	0
Brooklawn Boro	0				0	0
Camden City	0				175	134
Cherry Hill Twp.	711	711			19	9
Chesilhurst Boro	1	1			0	0
Clementon Boro	8	8			1	3
Collingswood Boro	1	1			0	2
Gibbsboro Boro	1	1			0	0
Gloucester City	4	4			7	4
Gloucester Twp.	308	304	4		5	0
Haddon Twp.	8	8			0	1
Haddonfield Boro	6	6			0	2
Haddon Heights Boro	2	2			0	2
Hi-Nella Boro	0				0	0
Laurel Springs Boro	2	2			0	0
Lawnside Boro	0				0	0
Lindenwold Boro	35	35			2	0
Magnolia Boro	0				0	0
Merchantville Boro	2	2			0	1
Mt. Ephraim Boro	3	3			0	0
Oaklyn Boro	4	4			0	0
Pennsauken Twp.	24	24			5	10
Pine Hill Boro	32	32			1	2
Pine Valley Boro	0				0	0
Runnemede Boro	1	1			0	0
Somerdale Boro	12	12			1	1
Stratford Boro	0				3	0
Tavistock Boro	0				0	0
Voorhees Twp.	714	384	84	246	0	0
Waterford Twp.	73	52		21	0	2
Winslow Twp.	365	329	6	30	0	6
Wood-Lynne Boro	0				0	1
Total	2,347	1,956	94	297	221	181

TABLE 10

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN CAPE MAY COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Avalon Boro	87	46	26	15	2	15
Cape May City	59	28	15	16	1	1
Cape May Point Boro	10	10			0	0
Dennis Twp.	42	42			0	1
Lower Twp.	176	170	6		5	2
Middle Twp.	76	76			0	1
North Wildwood City	197	26	48	123	8	4
Ocean City	426	76	320	30	54	114
Sea Isle City	116	4	112		6	16
Stone Harbor Boro	55	17	8	30	6	5
Upper Twp.	140	138	2		1	0
West Cape May Boro	4	2	2		0	0
West Wildwood Boro	3	3			2	9
Wildwood City	161*	3	30	128*	13	12
Wildwood Crest Boro	40	11	29		0	1
Woodbine Boro	7	7			0	2
Total	1,599*	659	598	342*	98	183

NOTE: * Includes 100 five or more family Public Housing Units in Wildwood.

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN CUMBERLAND COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Bridgeton City	50		50		6	0
Commercial Twp.	2	2			0	0
Deerfield Twp.	7	7			0	0
Downe Twp.	4	4			0	0
Fairfield Twp.	10	5		5	7	0
Greenwich Twp.	3	3			0	0
Hopewell Twp.	8	8			0	0
Lawrence Twp.	2	2			0	0
Maurice River Twp.	7	7			2	1
Millville City	25*	25*			10	6
Shiloh Boro	0				0	0
Stow Creek Twp.	5	5			0	0
Upper Deerfield Twp.	23	23			3	0
Vineland City	66	66			46	21
Total	212*	157*	50	5	74	28

NOTE: * Includes 1 single family Public Housing Unit in Millville.

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN ESSEX COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Belleville Town	100	14	2	84	6	2
Bloomfield Town	19	5	2	12	7	10
Caldwell Boro	14	14			0	0
Cedar Grove Twp.	79	23		56	0	0
East Orange City	21	21			68	29
Essex Fells Boro	1	1			0	1
Fairfield Twp.	29	29			1	9
Glen Ridge Boro	32			32	0	0
Irvington Town	0				12	9
Livingston Twp.	44	44			2	0
Maplewood Twp.	20	2		18	0	2
Millburn Twp.	8	8			1	1
Montclair Town	10	1	3	6	18	0
Newark City	81	57	24		846	295
North Caldwell Boro	48	31		17	0	1
Nutley Town	16	12	4		2	2
Orange City	2	2			21	19
Roseland Boro	35	35			7	1
South Orange Vil. Twp.	4	4			0	3
Verona Boro	70	52		18	0	0
West Caldwell Boro	19	19			1	0
West Orange Twp.	125	111	8	6	7	2
Total	777	485	43	249	999	386

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN GLOUCESTER COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Clayton Boro	4	4			7	0
Deptford Twp.	132	32		100	9	3
East Greenwich Twp.	43	43			0	0
Elk Twp.	14	14			0	1
Franklin Twp.	104	102	2		5	7
Glassboro Boro	21	7	8	6	1	2
Greenwich Twp.	4	4			0	0
Harrison Twp.	25	25			2	6
Logan Twp.	49	49			1	0
Mantua Twp.	22	22			0	0
Monroe Twp.	92	92			1	1
National Park Boro	2	2			0	0
Newfield Boro	0				0	0
Paulsboro Boro	2	2			1	9
Pitman Boro	17	1		16	0	1
South Harrison Twp.	14	14			0	0
Swedesboro Boro	0				1	1
Washington Twp.	557	507	2	48	2	4
Wenonah Boro	5	3	2		1	0
West Deptford Twp.	101	53		48	12	6
Westville Boro	3	3			1	1
Woodbury City	3	3			0	0
Woodbury Heights Boro	8	8			0	0
Woolwich Twp.	7	7			5	1
Total	1,229	997	14	218	49	43

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN HUDSON COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Bayonne City	76	8	18	50	4	4
East Newark Boro	3		3		0	0
Guttenberg Town	6		6		2	2
Harrison Town	64		64		4	9
Hoboken City	97	1	44	52	41	0
Jersey City	285	51	76	158	420	154
Kearny Town	59	6		53	6	1
North Bergen Twp.	148	79	20	49	2	4
Secaucus Town	118*	6		112*	4	7
Union City	7	1	6		2	4
Weehawken Twp.	100*			100*	0	0
West New York Town	2		2		13	0
Total	965*	152	239	574*	498	185

NOTE: * Includes 100 five or more family Public Housing Units in Secaucus and 100 such units in Weehawken Twp.

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN HUNTERDON COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Alexandria Twp.	44	44			0	0
Bethlehem Twp.	22	22			0	2
Bloomsbury Boro	0				0	0
Califon Boro	0				0	0
Clinton Town	5	5			0	0
Clinton Twp.	147	108		39	0	0
Delaware Twp.	29	29			0	0
East Amwell Twp.	46	46			0	0
Flemington Boro	56			56	0	0
Franklin Twp.	35	35			0	0
Frenchtown Boro	1	1			0	0
Glen Gardner Boro	33	33			0	0
Hampton Boro	3	3			0	0
High Bridge Boro	79	79			0	0
Holland Twp.	30	30			0	0
Kingwood Twp.	30	30			0	0
Lambertville City	16	16			0	0
Lebanon Boro	37	1		36	0	0
Lebanon Twp.	25	25			0	0
Milford Boro	3	3			0	0
Raritan Twp.	283	267		16	2	0
Readington Twp.	86	86			0	0
Stockton Boro	3	3			0	0
Tewksbury Twp.	57	57			0	1
Union Twp.	29	29			0	0
West Amwell Twp.	2	2			0	0
Total	1,101	954		147	2	3

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN MERCER COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
East Windsor Twp.	77	77			0	1
Ewing Twp.	87	87			4	1
Hamilton Twp.	544	544			21	10
Hightstown Boro	1	1			0	0
Hopewell Boro	13	13			0	0
Hopewell Twp.	43	43			2	1
Lawrence Twp.	531	531			6	3
Pennington Boro	49	14	11	24	0	0
Princeton Boro	2	2			0	0
Princeton Twp.	58	58			0	2
Trenton City	1	1			64	52
Washington Twp.	85	85			0	5
West Windsor Twp.	151	151			1	3
Total	1,642	1,607	11	24	98	78

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN MIDDLESEX COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Carteret Boro	29	10	2	17	1	3
Cranbury Twp.	24	24			2	0
Dunellen Boro	12	8	4		1	0
East Brunswick Twp.	679	679			2	0
Edison Twp.	1,993	555	49	1,389	2	10
Helmetta Boro	0				0	0
Highland Park Boro	3	3			0	0
Jamesburg Boro	55	23	12	20	1	0
Metuchen Boro	8	8			1	3
Middlesex Boro	31	31			1	0
Milltown Boro	54	52	2		0	1
Monroe Twp.	577	471	98	8	0	0
New Brunswick City	725	1	2	722	21	27
North Brunswick Twp.	160	60	22	78	0	0
Old Bridge Twp.	460	460			3	3
Perth Amboy City	19	19			1	0
Piscataway Twp.	190	190			1	1
Plainsboro Twp.	1,101	173		928	3	0
Sayreville Boro	682	586		96	0	3
South Amboy City	12	10	2		0	2
South Brunswick Twp.	854	413		441	1	0
South Plainfield Boro	90	76	14		2	5
South River Boro	8	6	2		19	0
Spotswood Boro	10	10			1	3
Woodbridge Twp.	139	127		12	0	2
Total	7,915	3,995	209	3,711	63	63

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN MONMOUTH COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Aberdeen Twp.	146	25		121	1	1
Allenhurst Boro	0				0	1
Allentown Boro	4		4		0	1
Asbury Park City	0				7	4
Atlantic Highlands Boro	14	14			0	1
Avon-by-the-Sea Boro	0				0	0
Belmar Boro	19	7	12		1	1
Bradley Beach Boro	25	19	6		1	0
Brielle Boro	20	20			0	0
Colts Neck Twp.	69	69			0	0
Deal Boro	6	2	4		0	0
Eatontown Boro	73	73			3	3
Englishtown Boro	44	34		10	1	1
Fair Haven Boro	12	12			0	1
Farmingdale Boro	0				0	0
Freehold Boro	10	10			4	2
Freehold Twp.	296	174		122	3	4
Hazlet Twp.	20	20			3	1
Highlands Boro	33	25	8		14	7
Holmdel Twp.	228	228			3	1
Howell Twp.	578	576	2		24	7
Interlaken Boro	0				0	0
Keansburg Boro	7	5	2		4	1
Keyport Boro	36	6	30		0	0
Little Silver Boro	10	10			0	0
Loch Arbour Vil.	0				0	0
Long Branch City	107	105	2		6	10
Manalapan Twp.	341	341			4	5
Manasquan Boro	16	16			2	0
Marlboro Twp.	628	506		122	0	2
Matawan Boro	8	8			0	0
Middletown Twp.	518	368	88	62	6	2
Millstone Twp.	47	47			0	0
Monmouth Beach Boro	38	38			1	2
Neptune Twp.	58	58			0	0
Neptune City Boro	6	6			1	0
Ocean Twp.	145	145			1	0
Oceanport Boro	54	54			1	0
Red Bank Boro	8	8			9	4
Roosevelt Boro	2	2			0	0
Rumson Boro	23	15	8		9	5
Sea Bright Boro	32	32			17	10

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN MONMOUTH COUNTY CON'T

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Sea Girt Boro	13	13			0	0
Shrewsbury Boro	25	25			0	1
Shrewsbury Twp.	42			42	0	0
South Belmar Boro	3	3			0	0
Spring Lake Boro	10	10			0	0
Spring Lake Heights Boro	91	78		13	0	1
Tinton Falls Boro	150	150			1	0
Union Beach Boro	26	26			0	0
Upper Freehold Twp.	25	25			2	1
Wall Twp.	153	153			6	4
West Long Branch Boro	39	18		21	0	2
Total	4,258	3,579	166	513	135	86

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN MORRIS COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Boonton Town	41	37	4		3	0
Boonton Twp.	28	28			0	0
Butler Boro	7	3	4		0	0
Chatham Boro	12	12			0	0
Chatham Twp.	117	24		93	4	1
Chester Boro	5	5			0	0
Chester Twp.	64	64			1	4
Denville Twp.	44	44			3	0
Dover Town	79	10		69	0	0
East Hanover Twp.	45	45			0	3
Florham Park Boro	47	47			0	2
Hanover Twp.	50	50			1	4
Harding Twp.	26	26			0	0
Jefferson Twp.	100	100			0	2
Kinnelon Boro	68	68			1	0
Lincoln Park Boro	234	86	24	124	0	0
Madison Boro	69	59	2	8	3	2
Mendham Boro	59	59			0	1
Mendham Twp.	33	33			0	0
Mine Hill Twp.	25	13	12		0	1
Montville Twp.	150	145		5	1	6
Morris Twp.	166	164	2		0	2
Morris Plains Boro	18	18			2	1
Morristown Town	134	84	14	36	7	9
Mountain Lakes Boro	2	2			1	1
Mt. Arlington Boro	5	5			0	0
Mt. Olive Twp.	76	76			4	2
Netcong Boro	13	5	8		0	0
Parsippany-Troy Hills Twp.	70	64		6	8	5
Passaic Twp.	69	63	6		0	0
Pequannock Twp.	18	18			2	1
Randolph Twp.	107	107			2	8
Riverdale Boro	3	3			0	0
Rockaway Boro	5	5			1	0
Rockaway Twp.	88	40		48	0	0
Roxbury Twp.	120	120			3	5
Victory Gardens Boro	0				0	0
Washington Twp.	232	232			0	1
Wharton Boro	4	2	2		0	0
Total	2,433	1,966	78	389	47	61

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN OCEAN COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Barnegat Twp.	57	11	46		0	1
Barnegat Light Boro	20	20			0	1
Bay Head Boro	9	9			0	1
Beach Haven Boro	24	12	4	8	9	17
Beachwood Boro	27	27			1	0
Berkeley Twp.	1,090	1,090			7	1
Brick Twp.	954	760		194	11	8
Dover Twp.	685	619	18	48	17	23
Eagleswood Twp.	8	8			3	0
Harvey Cedars Boro	19	19			0	1
Island Heights Boro	9	9			0	0
Jackson Twp.	188	154		34	8	6
Lacey Twp.	469	469			0	3
Lakehurst Boro	2	2			0	0
Lakewood Twp.	343	140	18	185	5	14
Lavallette Boro	24	8	16		6	4
Little Egg Harbor Twp.	163	129	6	28	1	0
Long Beach Twp.	165	149	8	8	10	9
Manchester Twp.	444	440	4		2	3
Mantoloking Boro	1	1			1	0
Ocean Twp.	20	20			0	3
Ocean Gate Boro	2	2			0	0
Pine Beach Boro	2	2			1	0
Plumsted Twp.	47	32		15	1	0
Point Pleasant Boro	194	86	9	99	1	3
Point Pleasant Beach Boro	15	13	2		12	2
Seaside Heights Boro	43	21	2	20	0	0
Seaside Park Boro	17	1		16	1	12
Ship Bottom Boro	14	14			9	4
South Toms River Boro	0				0	0
Stafford Twp.	222	218	4		4	5
Surf City Boro	27	27			0	2
Tuckerton Boro	10	10			0	0
Total	5,314	4,522	137	655	110	123

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN PASSAIC COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Bloomingdale Boro	13	13			1	2
Clifton City	183	14	2	167	2	4
Haledon Boro	1	1.			0	1
Hawthorne Boro	27	15	12		2	9
Little Falls Twp.	12	12			1	2
North Haledon Boro	25	25			0	0
Passaic City	2		2		26	5
Paterson City	57	51	6		238	249
Pompton Lakes Boro	17	17			0	0
Prospect Park Boro	0				0	0
Ringwood Boro	46	46			0	1
Totowa Boro	5	5			0	0
Wanaque Boro	20	20			0	0
Wayne Twp.	212	186		26	10	8
West Milford Twp.	157	157			3	3
West Paterson Boro	16	8	8		4	5
Total	793	570	30	193	287	289

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN SALEM COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Alloway Twp.	3	3			0	0
Carneys Point Twp.	7	7			0	0
Elmer Boro	1	1			0	2
Elsinboro Twp.	4	4			0	1
Lower Alloways Creek Twp.	7	7			0	0
Mannington Twp.	6	6			0	0
Oldmans Twp.	4	4			1	0
Penns Grove Boro	0				14	9
Pennsville Twp.	124	24		100	11	3
Pilesgrove Twp.	7	7			2	1
Pittsgrove Twp.	27	27			0	1
Quinton Twp.	7	7			0	0
Salem City	2	2			1	0
Upper Pittsgrove Twp.	1	1			0	0
Woodstown Boro	5	5			0	2
Total	205	105		100	29	19

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN SOMERSET COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Bedminster Twp.	830	794		36	0	0
Bernards Twp.	503	32	39	432	1	1
Bernardsville Boro	28	28			0	0
Bound Brook Boro	4	2	2		1	0
Branchburg Twp.	125	123	2		2	3
Bridgewater Twp.	107	107			2	18
Far Hills Boro	0				0	0
Franklin Twp.	565	561	4		1	13
Green Brook Twp.	18	18			2	2
Hillsborough Twp.	729	727	2		0	0
Manville Boro	19	17	2		0	0
Millstone Boro	0				0	0
Montgomery Twp.	158	119		39	2	0
North Plainfield Boro	14	12	2		0	1
Peapack-Gladstone Boro	20	20			0	0
Raritan Boro	18	12	6		0	1
Rocky Hill Boro	0				0	0
Somerville Boro	3	1	2		7	3
South Bound Brook Boro	13	13			0	0
Warren Twp.	70	70			2	1
Watchung Boro	52	52			0	0
Total	3,276	2,708	61	507	20	43

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN SUSSEX COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Andover Boro	0				0	1
Andover Twp.	47	17		30	0	0
Branchville Boro	2	2			0	0
Byram Twp.	45	45			0	0
Frankford Twp.	31	31			2	0
Franklin Boro	3	3			0	0
Fredon Twp.	19	19			0	0
Green Twp.	23	23			1	0
Hamburg Boro	1	1			1	0
Hampton Twp.	29	29			0	0
Hardyston Twp.	33	33			0	0
Hopatcong Boro	15	15			6	8
Lafayette Twp.	22	22			1	1
Montague Twp.	15	15			0	1
Newton Town	20	20			3	2
Ogdensburg Boro	1	1			0	0
Sandyston Twp.	7	7			0	0
Sparta Twp.	148	148			0	1
Stanhope Boro	6	6			1	0
Stillwater Twp.	30	30			2	1
Sussex Boro	1	1			0	0
Vernon Twp.	328	139		189	2	1
Walpack Twp.	0				0	0
Wantage Twp.	82	82			0	0
Total	908	689		219	19	16

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN UNION COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Berkeley Heights Twp.	17	17			0	1
Clark Twp.	6	6			0	0
Cranford Twp.	11	11			3	3
Elizabeth City	33	17	16		52	19
Fanwood Boro	3	3			0	0
Garwood Boro	2	2			1	4
Hillside Twp.	4	4			7	1
Kenilworth Boro	4	4			1	0
Linden City	157	7	14	136	4	14
Mountainside Boro	12	12			0	2
New Providence Boro	35	7	16	12	1	0
Plainfield City	13*	11*	2		13	5
Rahway City	53	12		41	17	20
Roselle Boro	38	38			1	0
Roselle Park Boro	5	5			4	4
Scotch Plains Twp.	176	44		132	0	1
Springfield Twp.	170	22		148	0	1
Summit City	149*	22	2	125*	27	4
Union Twp.	23	21	2		6	0
Westfield Town	22	20	2		0	0
Winfield Twp.	0				0	0
Total	933*	285*	54	594*	137	79

NOTE: * Includes 2 single family Public Housing Units in Plainfield and 125 five or more family Public Housing Units in Summit.

TABLE 10
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN WARREN COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1983	1984
Allamuchy Twp.	68	26		42	0	0
Alpha Boro	4	4			0	0
Belvidere Town	15	13	2		0	0
Blairstown Twp.	82	82			0	0
Franklin Twp.	11	11			0	1
Frelinghuysen Twp.	20	20			0	0
Greenwich Twp.	1	1			0	0
Hackettstown Town	102	15		87	0	0
Hardwick Twp.	14	14			0	0
Harmony Twp.	10	10			0	1
Hope Twp.	17	17			1	1
Independence Twp.	20	20			0	0
Knowlton Twp.	18	18			1	0
Liberty Twp.	25	25			0	0
Lopatcong Twp.	13	13			0	2
Mansfield Twp.	110	30		80	0	0
Oxford Twp.	4	4			0	0
Pahaquarry Twp.	0				0	0
Phillipsburg Town	7	7			3	2
Pohatcong Twp.	1	1			0	0
Washington Boro	35	25	4	6	0	0
Washington Twp.	53	53			0	0
White Twp.	52	16		36	2	4
Total	682	425	6	251	7	11

SECTION III

Technical Notes

TECHNICAL NOTES

SOURCES OF THE DATA

The statistics presented in this report are based on data derived from monthly reports submitted by local building permits for residential construction. The Division of Planning and Research cooperates with the U.S. Bureau of the Census in this program.

DEFINITIONS OF TERMS

1. **Dwelling Unit (or housing unit):** A house or apartment unit intended for occupancy as separate living quarters and having either:

   a. a kitchen or cooking facilities,

   or

   b. direct access from the outside or through a common hall.

   Group living quarters, such as dormitories, nursing homes, and barracks are excluded.

2. **Single-family house:** A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3. **Two-family house:** A house with two housing units. If built side-by-side they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4. **Three and four family buildings:** Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and disposal facilities, or entrance.

5. **Apartment buildings:** Each building contains five or more housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6. **Publicly owned housing units:** Includes all housing units owned by Federal, state and local government, public housing authorities, and on military reservations, except barracks.

7. **Additions and alterations:** Includes all additions and alterations to the types of building listed above, including most conversions.

8. **Demolitions:** Includes all permits issued for demolitions or razing of housekeeping units in residential buildings, whether privately or publicly owned.

LIMITATIONS OF THE DATA

1. Building permit data reflect **planned** construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2. Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the actual dollar amount of construction involved.

3. The following three municipalities do not issue building permits:

   Audubon Park (Camden County)
   Walpack Twp. (Sussex County)
   Paraquarry Twp. (Warren County)